

## WARRANTY DEED

59-4-94 #4501  
59-4-95 #4502**Know all Men by these Presents,**

57-57

**That** CYRIL M. JOLY JR., of Waterville, County of Kennebec and State of Maine, Conservator of the Estate of ETHEL M. SMITH of said Waterville, County of Kennebec and State of Maine

in consideration of one dollar and other valuable consideration

**020617**

paid by MARY P. PARKER of Waterville, County of Kennebec and State of Maine

whose mailing address is 300 Main Street, Waterville, Maine 04901

**TRANSFER  
TAX  
PAID**

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MARY P. PARKER, her

heirs and assigns forever,

a certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, consisting of two portions which are further bounded and described as follows, to wit:

First: Being Lot No. 12 as shown on a plan of Johnson Heights made by Harry E. Green, dated February 23, 1938 and recorded in the Kennebec Registry of Deeds in Plan Book 12, Page 26-S and subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not over one family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty nine (29') feet from the line of any street, provided, however, that porticoes projecting not over three (3') feet, steps and windows are to be allowed on said reserved space. No doubled-decked porches may be built on any house. Said dwelling house and garage shall cost not less than ten thousand (\$10,000.00) dollars, The garage, unless built as part of the house, shall be set back at least sixty (60') feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70') feet frontage on the street. Being the same conveyed to A. Ernest Smith and Ethel M. Smith as Joint Tenants by Clifford H. and Beryl E. Osborne on May 18, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1377 Page 423.

Second: Commencing at a point in the northwesterly corner of the above parcel which point is situated on the southerly right of way line of Johnson Heights; thence in a general westerly direction along the southerly right of way line of Johnson Heights a distance of twenty five (25;) feet, more or less, to a point; thence in a general southerly direction a distance of one hundred (100') feet, more or less, to a point; thence in a generally easterly direction a distance of twenty five (25') feet, more or less, to a point; thence in a generally northerly direction along the westerly boundary line of the first parcel herein being conveyed a distance of one hundred (100')

feet, more or less, to the point of beginning.

These premises are subject to the restrictions and conditions set forth in the description of the first parcel herein being conveyed, which restrictions shall be deemed to run with the land and be binding upon the Grantee, her heirs and assigns, provided however that such restrictions shall be applicable and shall be interpreted as though the adjoining parcel of land and the within parcel were one composite parcel..Being the same parcel conveyed to A. Ernest Smith and Ethel M. Smith as Joint Tenants by Lewis J. Rosenthal on May 10, 1977 and recorded in said Registry in Book 1998 Page 332. The said A. Ernest Smith died on May 8, 1991 leaving the said Ethel M. Smith sole surviving tenant and on July 22, 1991, Cyril M. Joly Jr. was appointed Conservator of the said Ethel M. Smith by Probate Court of Kennebec County, said appointment being recorded concurrently with this deed.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **MARY P. PARKER, her**

heirs and assigns, to **them** and their use and behoof forever.

**And** I do **covenant** with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I, the said

Cyril M. Joly Jr., Conservator of Ethel M. Smith

~~and~~

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this twenty-ninth day of the month of August, A.D. 19 91.

**Signed, Sealed and Delivered**

in presence of

*Celeste M. Harris*  
.....  
.....  
.....

*Cyril M. Joly Jr.*  
Cyril M. Joly Jr., Conservator of  
Ethel M. Smith  
.....  
.....  
.....

State of Maine, County of Kennebec

on August 29, 19 91.

Then personally appeared the above named

Cyril M. Joly Jr. in his capacity

and acknowledged the foregoing instrument to be his free act and deed.

Before me,



*Celeste M. Harris*  
.....

Notary Public

~~Attorney at Law~~

Printed Name, Celeste M. Harris

RECEIVED KENNEBEC SS.

1991 SEP -4 AM 9:00

CELESTE M. HARRIS  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 31, 1992

ATTEST: *Harold Paul Mann*  
REGISTER OF DEEDS